



## Planning Commission Study Session

**TO:** PLANNING COMMISSION

**FROM:** AMY TEMES, SENIOR PLANNER *AT*  
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**THROUGH:** CATHERINE LORBEER AICP, PRINCIPAL PLANNER *ajl*  
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**MEETING DATE:** MARCH 5, 2014

**SUBJECT:** **A. GP14-01 GATEWAY PLACE: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 41.3 ACRES OF REAL PROPERTY GENERALLY LOCATED AT RAY ROAD AND WREN DRIVE FROM 4.7 ACRES OF BUSINESS PARK AND 36.6 ACRES OF LIGHT INDUSTRIAL LAND USE CLASSIFICATION TO 17.1 ACRES OF LIGHT INDUSTRIAL, 4.5 ACRES OF COMMUNITY COMMERCIAL, AND 19.7 ACRES OF RESIDENTIAL >14-25 DU/AC LAND USE CLASSIFICATIONS; AND**

**B. Z14-01 GATEWAY PLACE: REQUEST TO REZONE APPROXIMATELY 41.3 ACRES OF REAL PROPERTY GENERALLY LOCATED AT RAY ROAD AND WREN DRIVE FROM 4.7 ACRES OF BUSINESS PARK (BP) AND 36.6 ACRES OF LIGHT INDUSTRIAL (LI) ZONING DISTRICT TO 17.1 ACRES OF LIGHT INDUSTRIAL (LI), 4.5 ACRES OF COMMUNITY COMMERCIAL (CC) AND 19.7 ACRES OF MULTI-FAMILY / MEDIUM (MF/M) ZONING DISTRICT, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT.**

**STRATEGIC INITIATIVE:**

Economic Development

### RECOMMENDED MOTION

- A. NO MOTION REQUESTED; AND
- B. NO MOTION REQUESTED

## **APPLICANT/OWNER**

Company:	Iplan Consulting	Company:	Power and Ray I LLC
Name:	Greg Davis		
Address:	4387 E. Capricorn Place Chandler, AZ 85249	Address:	2152 S. Vineyard Lane Mesa, AZ 85210
Phone:	480-227-9850	Phone:	480-632-7272
Email:	greg@iplanconsulting.com	Email:	info@circleg.com

## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
September 17, 2002	Town Council approved Ordinance 1425 rezoning 96.8 acres from C-1, R1-43, R-43 and Agriculture to C-2 in zoning case Z01-28.
July 22, 2003	Town Council approved Z03-09 Gateway Pointe in Ordinance No. 1503 rezoning 73 acres to 15 acres of Industrial Buffer and 58 acres of Garden Industry with a Planned Area Development overlay.
June 24, 2008	Town Council approved GP08-02 and Z08-04 rezoning 9.8 acres of Regional Commercial to 9.8 acres of Light Industrial zoning with a PAD overlay.

### **Overview**

The property was zoned for employment use back in 2003 in case Z03-09. The property fronts onto Ray Road facing existing Single Family – 6 (SF-6) homes and a small area of vacant Business Park (BP) land. To the west across the Wren Drive half width street is existing SF-6 zoning. To the north, a 30 acre vacant Light Industrial (LI) employment property fronts the Santan Freeway. To the east is the Gateway Towne Center commercial plaza, zoned Regional Commercial (RC), which backs its western property line with one long building from north to south.

The Town of Gilbert General Plan Land Use classifications, along with the existing zoning and uses envisioned this location as a prime employment center with freeway frontage and shared signage that would be allowed under a Master Sign Program. The applicant believes the proposed design is more strategic with a complimentary mix of uses. They also believe that Multi-Family / Medium (MF/M) represents a better transitional use between single family residential and LI than the previous BP zoning category. It is the applicant's belief that the inclusion of MF/F residential provides a critical housing option not currently available for the future work force.

Staff is concerned about the loss of BP or LI zoning. The LI zoning in this area was in response to its proximity to the airport, the noise contours, the freeway and Power Road. The BP zoning was located along Wren Drive as a buffer between the SF-6 residential and the future LI uses. BP is very similar to an office use and is limited to two stories in height. To locate more residential uses adjacent to light industrial may further limit or inhibit industrial uses/tenants. It is critical to limit encroachment of uses that may alter the character of an industrial district, especially residential uses. Certain industrial development clusters like Clean Energy and Chip

Design/R&D are seeking locations that do not have residential encroachment. Whereas, if BP is adjacent to LI, there is no potential conflict between uses and neighboring residential is buffered.

In addition, this site is within the Gateway Character area and about 2 miles from the Gateway Village Center. The Gateway Village Center/Cooley Station has available vacant land zoned MF/M and SF - D. The Gateway Village Center zoning at the core is intended for mixed use development. The rezoning of this land will only serve to disperse and dilute the density and intensity needed within the village center.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
North	Business Park and Light Industrial	Business Park and Light Industrial
South	Residential >5-8 DU/Acre and Business Park	Ray Road then Single Family – 6 and Business Park
East	Regional Commercial	Regional Commercial
West	Residential >5-8 Du/Acre	Wren Drive then Single Family - 6
Site	Business Park and Light Industrial	Business Park and Light Industrial

The applicant states that the owner has held this property for 10+ years and has been approached by many single users that had an interest in purchasing one, two, and even 5 acre parcels of the site for various uses. Most interest has reportedly been from religious institutions or charter schools. The applicant states that the potential for this property is greater than a collection of small uses. The site's proximity to the freeway, the airport, ASU East, and existing retail services suggest that the property has great potential for a destination type of development that is unique. The applicant states that Ray Road is not a major traffic corridor. However, according to the Town of Gilbert General Plan, Ray Road is designated a major arterial and has direct access into the Phoenix Mesa Gateway Airport.

The applicant states that the site's adjacency to single family residential negatively impacts the viability of the site for industrial purposes. Staff will note that the reason for the strip of BP zoning was intended to buffer the LI zoning from the residential uses. The applicant suggests that MF/M is a better buffer between LI zoning and residential than the BP zoning even though MF/M allows 3 stories and BP 2 stories.

The applicant also states that their new plan is strategically focused plan. Their research led them to reach out to multifamily developers to discuss the relationship that could be created. The applicant believes that multi-family is compatible with the proposed industrial/retail concept because high-end employment centers rely on close proximity to support uses and housing options. They state that walkable multi-family in close proximity makes their project more viable. The applicant states that the integration of the uses via pedestrian sidewalk connections and a new vehicular circulation creates a mixed use project with horizontal integration. The applicant is willing to meet all external development standards, but is asking for reduced internal standards for the development plan, creating a more integrated look but more importantly minimizing walking distances between them. Below are the Development Standards tables for each zoning district, which identify all proposed setbacks. Staff is concerned about the requested landscape reduction between the MF/M and the LI and CC.

Site Development Standards (measured in feet)	Code			Proposed		
	MF/M	LI	CC	MF/M	LI	CC
Front Bldg Setback	30	25	20	30	25	20
Side Bldg Setback (Res)	20	15	15	20	15	15
Side Bldg Setback (Non-Res)	20	15	15	20	15	15
Rear Bldg Setback (Non-Res)	20	0	15	20	15	15
Front Landscape Buffer	20	20	20	20	20	20
Side Landscape Buffer (Single Family Res)	20			20		
Side Landscape Buffer (MF)		25	25		<b>10</b>	<b>10</b>
Side Landscape Buffer (non-res)	20	15	15	<b>15</b>	<b>0</b>	<b>0</b>
Rear (non-res)	20	15	15	<b>15</b>	<b>0</b>	<b>0</b>

### **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on October 16, 2013. The neighbors that attended the meeting had the following concerns:

- Three story apartments adjacent to one and two story single family homes.
- Home values
- Traffic and congestion
- Rentals and short term leasing/transient residents
- Light Industrial land uses and hazardous materials
- Construction time lines

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **STAFF REQUEST**

Staff requests Planning Commission input.

Respectfully submitted,

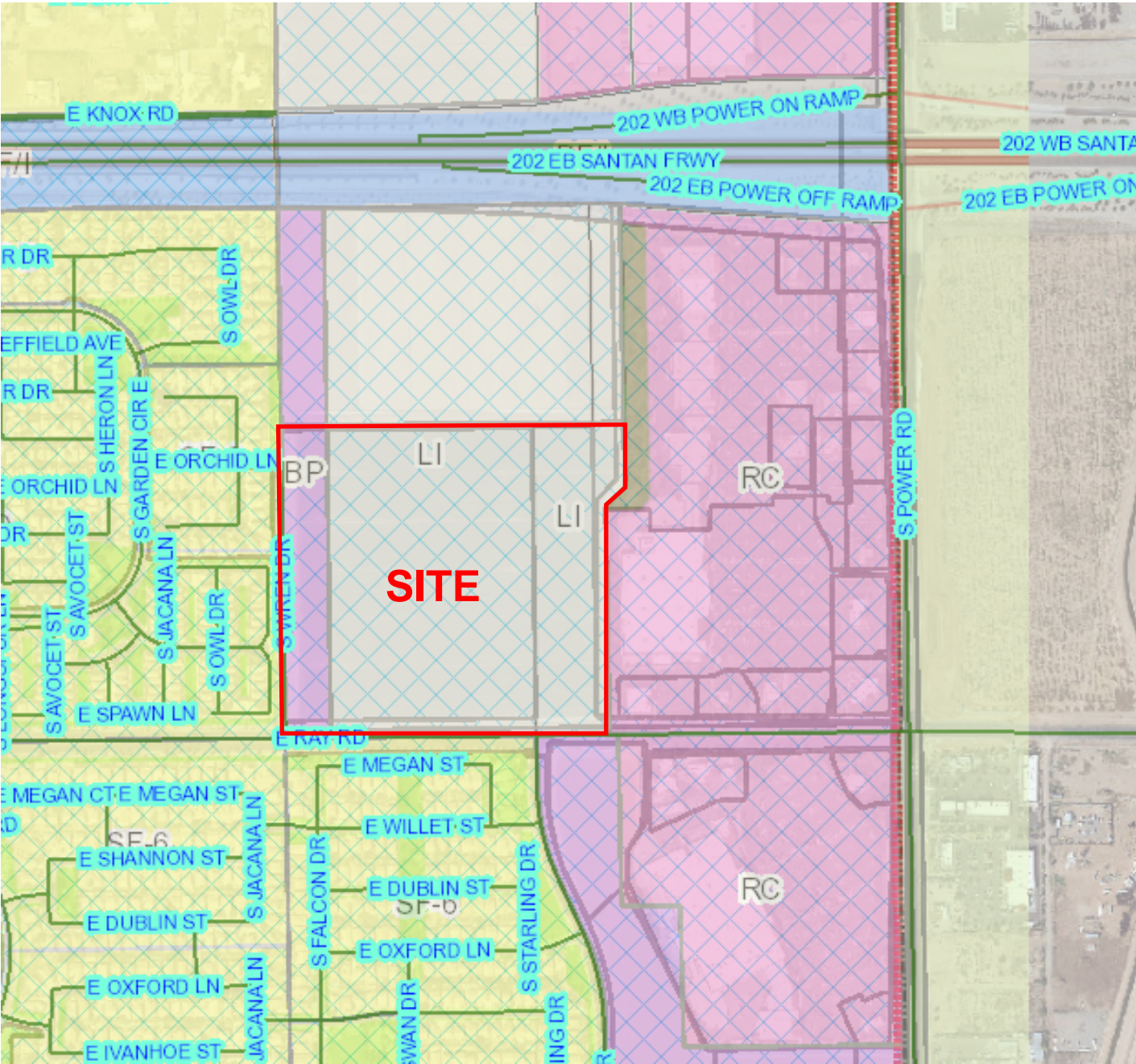


Amy Temes  
Senior Planner

**Attachments:**

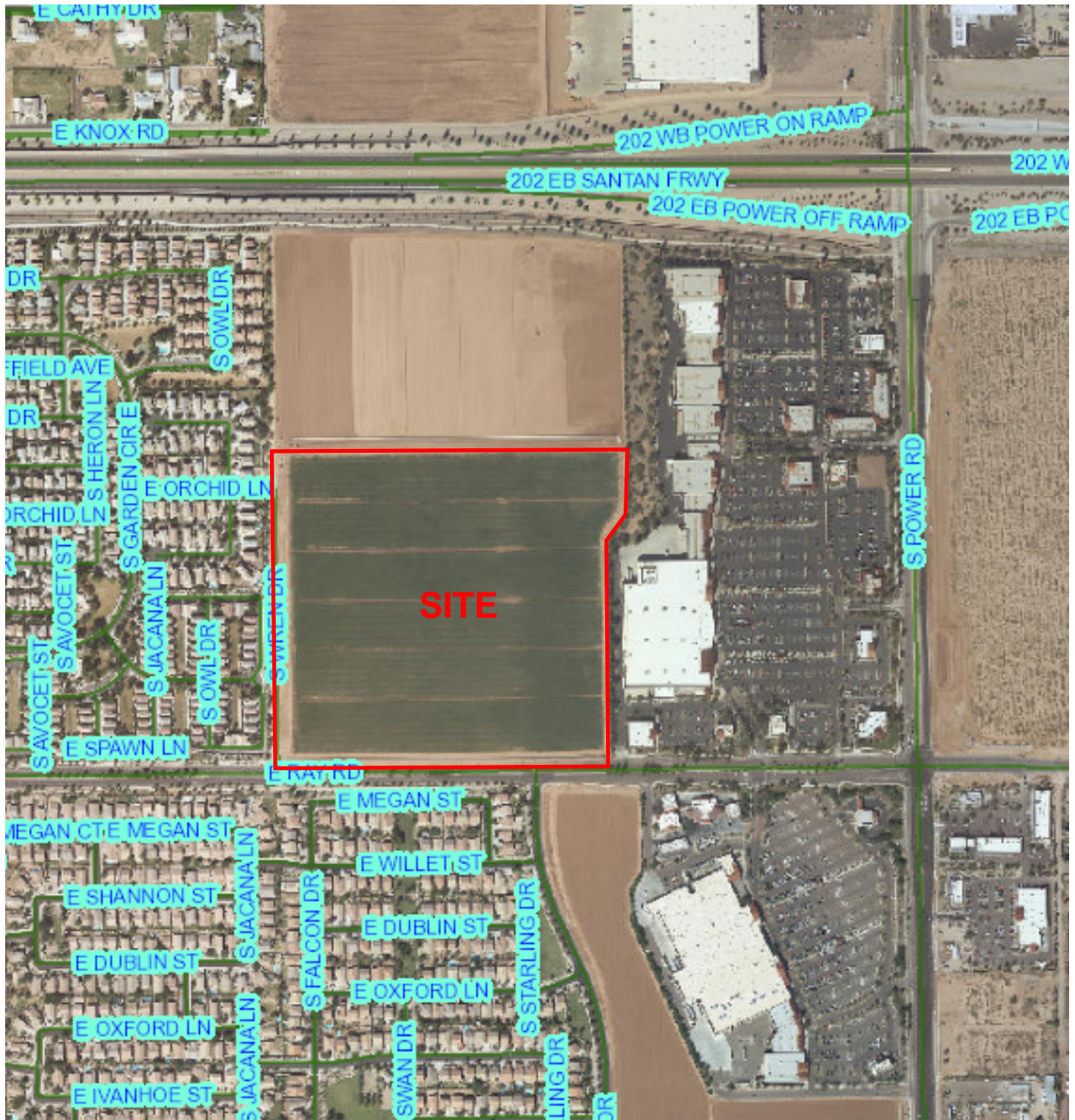
Attachment 1	Vicinity Map
Attachment 2	Aerial Photo
Attachment 3	General Plan Exhibit
Attachment 4	Zoning Exhibit /Development Plan

GP14-01 and Z14-01: Gateway Place  
Attachment 1 - Vicinity Map



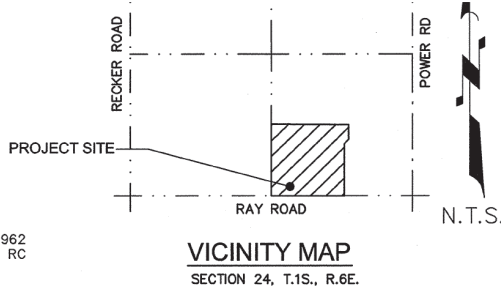
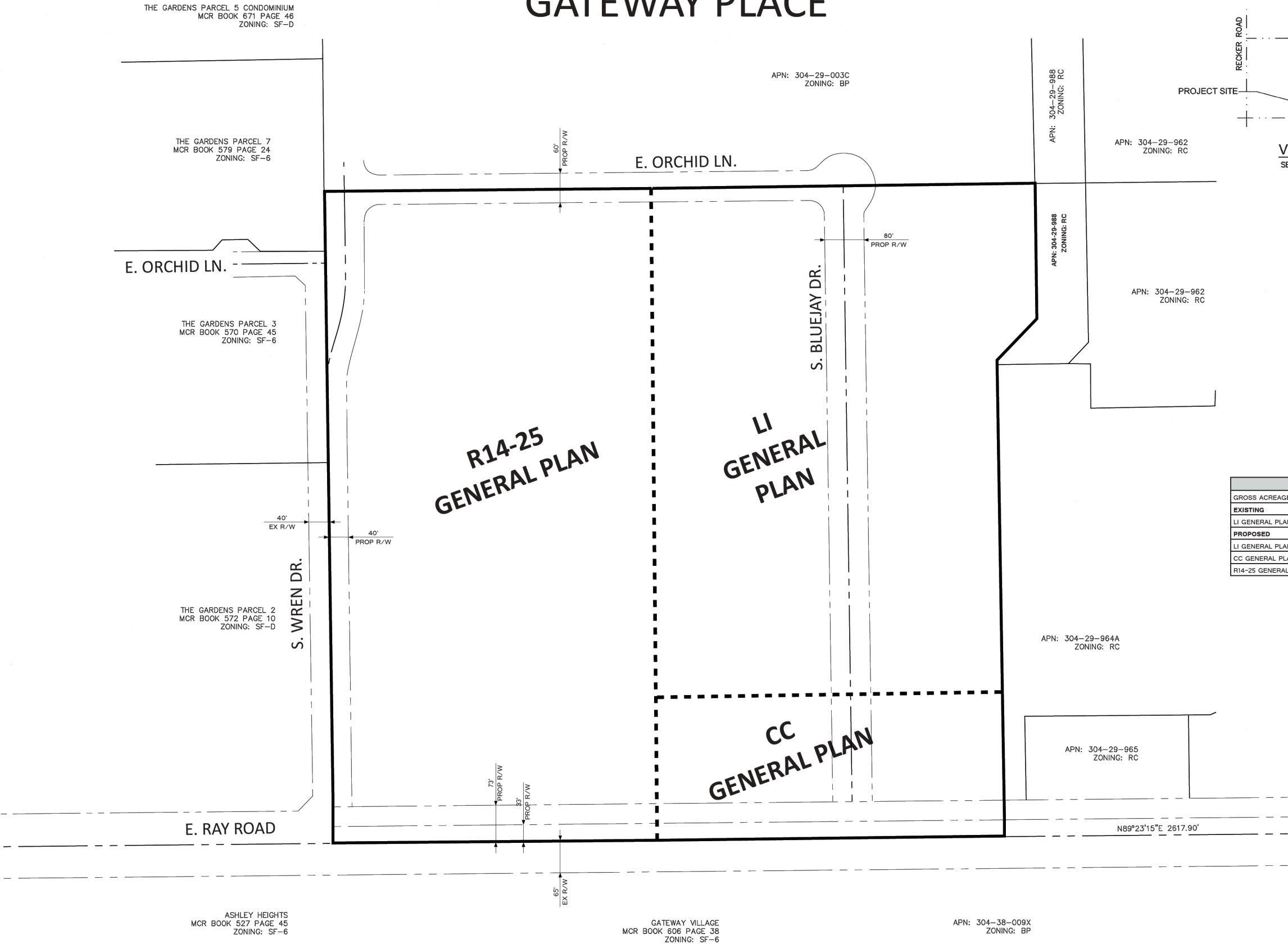


**GP14-01 and Z14-01: Gateway Place  
Attachment 2 - Aerial**

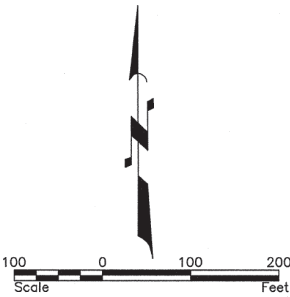


GENERAL PLAN AMENDMENT EXHIBIT  
FOR  
GATEWAY PLACE

GP14-01 and Z14-01: Gateway Place  
Attachment 3 - General Plan Exhibit



PROJECT DATA TABLE	
GROSS ACREAGE	41.3 AC
EXISTING	
LI GENERAL PLAN	41.3 AC
PROPOSED	
LI GENERAL PLAN	17.1 AC
CC GENERAL PLAN	4.5 AC
R14-25 GENERAL PLAN	19.7 AC



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- Land Entitlement
- Preliminary Land Planning
- Due Diligence & Feasibility Research
- Neighborhood Outreach
- Project Management
- Municipal Contracts



GENERAL PLAN AMENDMENT EXHIBIT

PROJECT: GATEWAY PLACE  
GILBERT, AZ

Know what's below.  
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REVISIONS:

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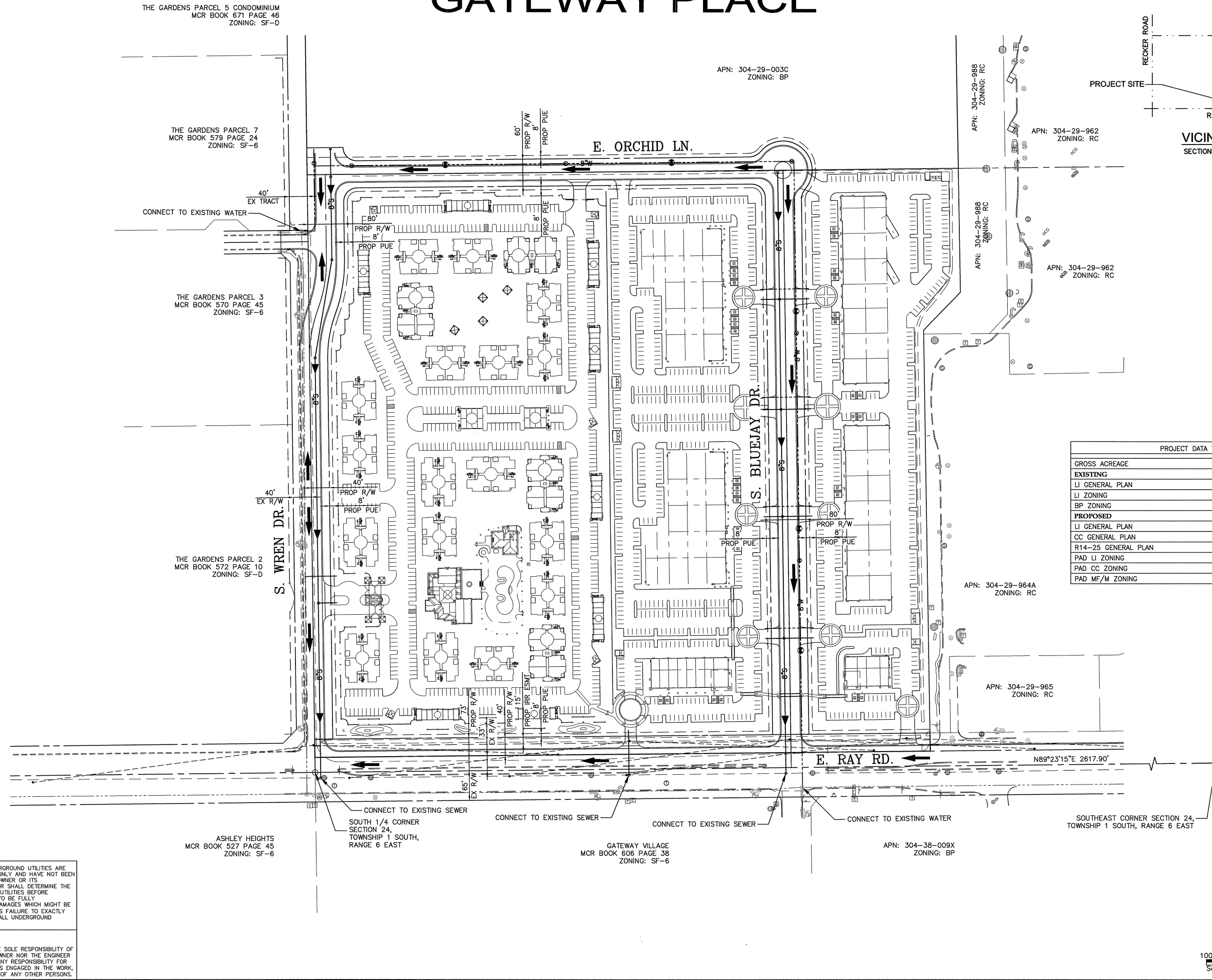


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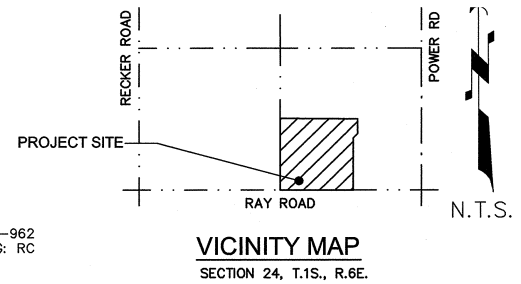
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# DEVELOPMENT PLAN FOR GATEWAY PLACE

GP14-01 and Z14-01: Gateway Place  
Attachment 4 - Zoning Exhibit /Development Plan

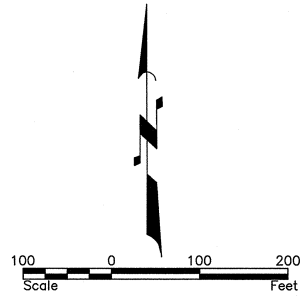


PROJECT DATA TABLE	
GROSS ACREAGE	41.3 AC
EXISTING	
LI GENERAL PLAN	41.3 AC
LI ZONING	36.6 AC
BP ZONING	4.7 AC
PROPOSED	
LI GENERAL PLAN	17.1 AC
CC GENERAL PLAN	4.5 AC
R14-25 GENERAL PLAN	19.7 AC
PAD LI ZONING	17.1 AC
PAD CC ZONING	4.5 AC
PAD MF/M ZONING	19.7 AC



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



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DEVELOPMENT PLAN  
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PROJECT:  
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REVISIONS:



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